



**LIM & ASSOCIATES, inc.**

*engineering & surveying consultants*

TBPE Firm F-3232 • TBPLS Firm 10123600

1112 N. Zang Boulevard, Suite 200, Dallas, Texas 75203 -1310

Tel. (214) 942-1888 • Fax (214) 942-9881 • E-mail: LimAssoc@aol.com

Civil Engineering  
Municipal Engineering  
Site Development  
Land Surveying

To: City of Dallas Director of Engineering

From: Daniel S. Lim, PE, RPLS, CFM

Date: October 10, 2022

Re: Apportionment Determination as specified in SEC. 51A-1.109.

### **Background**

Guillermo Darce, PE has analyzed the existing infrastructure surrounding the proposed development project Shady Hollow Estates at the street address of 4000 Shady Hollow Ln. Guillermo has also designed infrastructure improvements to facilitate the platting of this property into 73 residential lots under the approval and conditions of plat S178-288.

The developer of this project is Shady Hollow Development LLC. The developer has commissioned this report to request an apportionment determination of infrastructure improvements and land dedications required by the City of Dallas to approve this project.

### **Streets**

The existing improved streets serving this project are adequate for traffic volume and have been extended to the site in accordance with City of Dallas development guidelines. The streets at the south of this project, Wenatche Dr and Shady Hollow Ln are in acceptable condition and size to serve this project.

The proposed design requires improvement of existing right-of-way of Los Angeles Blvd to the west of the project, extending from where Shady Hollow Lane ends to the south. This street improvement will also benefit future development and access to the park and school properties to the west, as well as benefit property to the north in the event of increased development density as allowed by current zoning.

The internal street designs and the improvement of Los Angeles utilize the L-2- (A) specification with 53' right-of-way and 33' pavement with sufficient access to the proposed lots from the improved streets, according to street design.

The developments to the south and east primarily utilize the L-2-U(B) specification with 50' right-of-way and 26' pavement streets with primary access via alleys.

The required alley dedications of 1.5' to the north, east, and south as determined by the City of Dallas will primarily benefit existing development and are not required to meet zoning and development requirements for the proposed plat.

### **Water**

The existing water line stubs near the property in Wenatche Dr is 6-inch and in Shady Hollow Lane is 8-inch and appear to be in adequate condition, and were extended to the property in accordance with the City of Dallas development guidelines.

There are no accessible water lines to the north of the project, as the recent development of Blue Ridge Estates did not extend service to this property as required by the City of Dallas development guidelines. The nearest line to the north is in Blue Ridge Blvd, and is of relatively recent construction with adequate capacity to serve this project.

The proposed lines on the internal streets for this plat will be used primarily by the created lots.

The proposed water line in Los Angeles Blvd from Blue Ridge Blvd to Shady Hollow Ln will partially benefit the proposed project, and will also benefit potential development options of the properties to the west and north. This line will primarily benefit other properties and improve the function and resilience of water services in all surrounding areas.

### **Wastewater**

There are no usable wastewater services near this property at an acceptable elevation to facilitate direct connection. The natural topography of this area requires wastewater service to flow downhill to the north. The recent development of Blue Ridge Estates did not extend service to this property as required by the City of Dallas development guidelines. The proposed wastewater service connection is in Blue Ridge Blvd.

The proposed lines on the internal streets for this plat will be used primarily by the created lots.

The proposed wastewater line in Los Angeles Blvd along the length of the property will also benefit future development of properties to the west and allow for economical re-development of those allowed by current zoning. The proposed wastewater line in the unimproved alley area to the north is unnecessary for service to this project, and only of possible benefit to the property to northwest. The proposed lines along the north of the property and extending through the alley to Blue Ridge Blvd do not directly serve this

project, but are required to remedy the lack of service provision due to inadequate connectivity options due to the development of Blue Ridge Estates.

### **Storm Drainage**

The developed areas to the south and west drain onto the project and flow through the site to the recent Blue Ridge Estates development. The Blue Ridge Estates development used drainage calculations to facilitate development of the subject site using rainfall coefficients in line with the current zoning of R7.5 in a built-out condition. Under the 1991 Drainage Design Manual in use at the time, it is expected that the flow rates accepted by this site would not require reduced flow and/or detention.

Under the 2019 Drainage Design Manual now in place, higher rainfall coefficients require increased capacity to contain flow originating from offsite to the downstream outflow. This requires increased storm pipe capacity, larger inlets, and probable detention to reduce flows calculated under these conditions to the limits of the outflow capacity calculated under prior guidelines.

Most of the required storm drain improvements and all of the required detention will benefit surrounding properties to the south, west, and north. The improvements will be of particular value to properties on the west along Los Angeles Blvd, as well as many properties in the downstream area which will have lessened rainfall conditions and increased development potential under the 2019 Drainage Design Manual.

### **Fire Hydrants**

The proposed development includes the installation of 7 new fire hydrants. 5 of these will primarily serve the lots in this project. The 2 fire hydrants proposed in Los Angeles Blvd will also provide benefit to the properties to the west as well as facilitate any future development with increased density allowed by zoning of these properties and the property to the north-west.

Respectfully,



# Shady Hollow Development LLC

---

2217 Yaupon Dr  
Irving, TX 75063  
[adrian@419builders.com](mailto:adrian@419builders.com)  
214.918.4671

October 10, 2022

To City of Dallas Director of Engineering

Regarding plat S178-288, we have engaged Lim & Associates, Inc. to perform an analysis of existing infrastructure around this project as provided by Sec. 51A-1.109 of the Dallas Development Code.

This section references an application form, which we have been unable to locate. Please provide this form if available, as well as any updates on the process at the contact below.

Regards,

A handwritten signature in black ink, appearing to read "Adrian Cole". The signature is fluid and cursive, with a large initial "A" and "C".

Adrian Cole  
214.918.4671  
[adrian@419builders.com](mailto:adrian@419builders.com)